

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MINNESOTA

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In re:

MARY JOAN LUMBAR, f/k/a  
Mary Joan Welsh, f/k/a Mary  
Joan LaFond,

JUDGMENT

Debtor.

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PATTI J. SULLIVAN, TRUSTEE,

Plaintiff,

BKY 08-36803

v.

ADV 09-3093

RAYMOND J. WELSH, JOAN C. WELSH,  
THE WELSH LIVING TRUST, AND  
RAYMOND J. WELSH AND JOAN C.  
WELSH, TRUSTEES,

Defendants.

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This proceeding came before the court, and a decision or order for judgment was duly rendered, the Honorable Gregory F. Kishel, United States Bankruptcy Judge, presiding.

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED:

1. The remedy of avoidance as a fraudulent transfer under 11 U.S.C. §§ 544 and 548(a) and Minn. Stat. §§ 513.44-.45 is not available to the Plaintiff as a trustee in bankruptcy, as to any transfer that the Debtor made to the Defendants of her interest as purchaser under a contract for deed for the property located at 1866 Wellesley Avenue, St. Paul, Ramsey County, Minnesota, via the execution and tender of a quit claim deed dated November 16, 2007.

2. The remedy of avoidance under 11 U.S.C. § 544 and the Minnesota law governing unperfected transfers of interests in real estate is not available to the Plaintiff as a trustee in bankruptcy, as to any transfer that the Debtor made to the Defendants of her interest as purchaser under a contract for deed for the property located at 1866 Wellesley Avenue, St. Paul, Ramsey County, Minnesota, via the execution and tender of a quit claim deed dated November 16, 2007.

NOTICE OF ELECTRONIC ENTRY AND FILING ORDER OR JUDGMENT Filed and Docket Entry made on <b>03/16/2011</b> Lori Vosejka, Clerk, By JRB, Deputy Clerk
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3. Hence, the Plaintiff is not entitled to avoid any such transfer to the Defendants, or to recover the value of the subject property from the Defendants.

Dated: March 16, 2011  
At: St. Paul, Minnesota.

Lori Vosejka  
Clerk of Bankruptcy Court

By *\e\ Judy Brooks*  
Deputy Clerk